

**TUMWATER CITY COUNCIL  
MINUTES OF MEETING  
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**CONVENE:** 7:00 p.m.

**PRESENT:** Mayor Pro Tem Neil McClanahan and Councilmembers Eileen Swarthout, Ed Hildreth, Nicole Hill, Debbie Sullivan, and Tom Oliva.

Excused absence: Mayor Pete Kmet and Councilmember Joan Cathey.

Staff: City Administrator John Doan, Assistant City Administrator Heidi Behrends Cerniwey, City Attorney Karen Kirkpatrick, Finance Director Ursula Euler, Public Works Director Jay Eaton, Project Planner Gary Cooper, Police Chief John Stines, Fire Chief Scott LaVielle, and Recording Secretary Valerie Gow.

**ADDITIONS TO  
THE AGENDA:** There were no changes to the agenda.

**PUBLIC  
COMMENT:** There were no public comments.

**CONSENT  
CALENDAR:**

- a. Approval of Minutes: Regular Meeting, December 16, 2014; Worksession, December 9, 2014.
- b. Payment of Vouchers
- c. Kirsop Road Improvements: Professional Services Agreement with Gray & Osborne, Inc.
- d. Hearing Date for 93<sup>rd</sup> Avenue SW Annexation
- e. Puget Sound Meeting Services Agreement
- f. Linwood Utility Crossing at Capitol Boulevard – Mutual Release and Settlement Agreement and Final Project Acceptance

**MOTION:** **Councilmember Hill moved, seconded by Councilmember Hildreth, to approve the consent calendar as published. Motion carried unanimously.**

Mayor Pro Tem McClanahan reviewed the items approved on the consent calendar.

**COUNCIL  
CONSIDERATIONS:**

**PROPOSED  
EASTSIDE UGA  
ANNEXATION:** Project Planner Cooper briefed the Council on the proposed Eastside Urban Growth Area (UGA) annexation. Should the Council approve the proposal, the action kicks off the formal process to begin the process of annexation.

Project Planner Cooper reviewed and described the proposed annexation boundary, land uses, and existing City water and sewer infrastructure. The

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proposed annexation area encompasses 1,550 acres or approximately 2.5 square miles and includes 1,500 single family residences with a population of 3,000 people increasing the City's total population by 16%. The assessed value of the annexation is over \$3 million in combined residential and industrial uses.

Following completion of an earlier fiscal analysis, the Council directed staff to proceed with preparation of an annexation proposal for the Tumwater Eastside UGA. In October 2014, notices were mailed to 1,650 addresses advising residents and businesses of the proposed annexation. Two open houses were held at Peter G. Schmidt Elementary School for residents and businesses located within the proposed annexation boundary. Approximately 40 people attended each open house. Another open house was held at the Tumwater Fire Station for businesses with eight business owners and some residents attending.

Project Planner Cooper addressed questions from the Council regarding feedback from property owners on the proposed annexation. With the exception of one business and one resident, the proposed annexation has not generated many negative reactions.

Councilmember Hildreth asked why some properties along 93<sup>rd</sup> Avenue were not included in the proposed boundary. Project Planner Cooper replied that some rural residential areas were excluded as the City could over time, reduce the UGA in that area.

The proposed annexation includes no zoning changes to the area and a recommendation for all properties to assume their share of City indebtedness (outstanding bonds) upon annexation. For residential properties, property tax will reduce by \$13 for residential properties each year. The City has the sufficient number of waivers equaling approximately 64% of the entire property valuation within the annexation area to proceed with the annexation.

Project Planner Cooper described the next steps should the Council approve the proposed annexation boundary. The proposed boundary has been revised to exclude one parcel (Slide 3 of Presentation).

Project Planner Cooper answered questions pertaining to the notice property owners generally receive when moving to an urban growth area or when moving to a parcel within the UGA that has a completed annexation agreement as part of the purchase of the property. He acknowledged a request for the Council to receive a copy of the October 8 mailing sent to property owners.

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Director Eaton addressed questions on street standards for public roadways included within the annexation boundary.

Councilmember Sullivan encouraged property owners to attend the Council's public hearing on the proposed annexation. Project Planner Cooper shared information on an upcoming meeting with the Deschutes River Highland Homeowners Association and four other homeowner associations in the area to address questions about the annexation.

**MOTION:** Councilmember Hildreth moved, seconded by Councilmember Oliva, to accept the proposed Eastside UGA Annexation Boundary as depicted on Slide 3 during the staff presentation.

**FRIENDLY  
AMENDMENT:** Councilmember Hill offered a friendly amendment to include language stipulating that no zoning changes would be required of the proposed annexation area and any properties that may be annexed within this proposal area would be required to assume their share of City indebtedness upon annexation.

The makers of the motion accepted the friendly amendment.

**MOTION:** Motion carried unanimously.

**COMMITTEE  
REPORTS:**

**PUBLIC SAFETY:** No report.  
*Ed Hildreth*

**GENERAL  
GOVERNMENT:** No report.  
*Joan Cathey*

**PUBLIC WORKS:** No report.  
*Neil McClanahan*

**BUDGET AND  
FINANCE:** No report.  
*Pete Kmet*

**MAYOR/CITY  
ADMINISTRATOR'S  
REPORT:** City Administrator Doan shared several notes of thanks and acknowledgements received by the City for several departments and employees.

Mayor Pro Tem McClanahan reported on functions he attended on behalf of

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Mayor Kmet representing the City.

**COUNCILMEMBER  
REPORTS:**

*Tom Oliva:* No report.

*Debbie Sullivan:* No report.

*Nicole Hill:* No report.

*Neil McClanahan:* No report.

*Ed Hildreth:* No report.

*Eileen Swarthout:* No report.

**RECESS TO  
EXECUTIVE  
SESSION:** Mayor Pro Tem McClanahan recessed the meeting at 7:45 p.m. to an executive session for approximately 10 minutes to discuss potential litigation pursuant to RCW 42.30.110(1)(i).

**RECONVENE AND  
ADJOURNMENT:** Mayor Pro Tem McClanahan reconvened and adjourned the meeting at 7:59 p.m.

Prepared by Valerie L. Gow, Recording Secretary/President  
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